



WARRANTY DEED

ASPEN TITLE ESCROW NO. 02047663

AFTER RECORDING RETURN TO:

JOSEPH E. BENSON JR.

ERIN P. BENSON

8333 HWY 140 EAST

KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ROGER A. HULET AND ZOLA L. HULET, hereinafter called
GRANTOR(S), convey(s) to JOSEPH E. BENSON JR. AND ERIN P.
BENSON, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

EB
AB
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390"

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
~~\$73,000.00~~ \$66,000.00

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of May, 1998.

Roger A. Hulet
ROGER A. HULET

Zola L. Hulet
ZOLA L. HULET

STATE OF OREGON, County of Klamath)ss.

On May 21, 1998, personally appeared the above named Roger A.
Hulet and Zola L. Hulet and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: *[Signature]*
Notary Public for Oregon
My Commission Expires: April 10, 2000

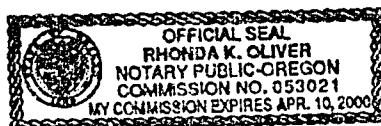


EXHIBIT "A"

A portion of Lot 4, FIRST ADDITION TO ST. FRANCIS PARK, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the East line of Lot 4 that is North 75 feet from the Southeast corner of Lot 4; thence South along the East line of said Lot, 75 feet to the Southeast corner; thence West along the South line of said Lot 4, 125 feet to a point; thence North parallel with the East line of Lot 4, 75 feet to a point; thence East parallel with the South line of Lot 4, 125 feet to the point of beginning.

CODE 41 MAP 3909-2CB TL 6400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of June A.D., 19 98 at 3:36 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 19005.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Ross